

THE CITY OF CLAYTON

Board of Aldermen
City Hall – 10 N. Bemiston Avenue
March 11, 2014
7:00 p.m.

Minutes

Mayor Sanger called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Michelle Harris, Mark Winings, and Alex Berger III.

Mayor Sanger
City Manager Owens
City Attorney O'Keefe

Absent: Andrea Maddox-Dallas, Cynthia Garnholz, and Joanne Boulton

Alderman Harris moved to approve the February 25, 2014 minutes. Alderman Winings seconded.

The motion to approve the minutes passed unanimously on a voice vote.

PUBLIC REQUESTS AND PETITIONS

None

FY2014 1ST QUARTER FINANCIAL REPORT

Janet Watson gave a brief summary of the 1st Quarter Financial Report for FY2014. The report includes the 1st Quarter budget amendment passed by the Board at the February 25, 2014 meeting. She noted that based on comments and feedback previously provided by the Board the report includes financial information in several different formats.

In response to Mayor Sanger's question, Janet Watson explained that in the Equipment Replacement Fund (ERF) monies are steadily set aside, i.e. for a 15 year item monies are set aside annually for the cost. She said that the city is still paying for the fire truck, a little over \$100,000 each year; and the city has a bucket truck and an ambulance and a couple sets of large software purchases.

AN ORDINANCE TO CONSIDER AN AMENDMENT TO SECTION 500.040 - THE PROPERTY MAINTENANCE CODES REGARDING RENTAL HOUSING AND INSPECTION

City Manager Owens reported that this is an ordinance to consider amendments to the Property Maintenance Code expanding the current requirement for periodic inspections to single family rental housing and owner-occupied duplex dwelling units when one side of a duplex is rented. This item was posted on the Board's January 28, 2014 agenda, at which time the Board introduced the bill and tabled it to be considered and voted on at a later time. The content has been modified since that time and now includes inspection requirements for owner-occupied duplex dwelling units where one side is rented. This was not a consideration at the January 28 meeting; however staff has since notified the individuals who spoke at the meeting as well as the current listing of subdivision trustees regarding the changes. To date, staff has received two communications indicating support of the proposed amendments. A meeting was held on February 24 and those individuals who spoke at the January 28th meeting were personally invited to attend, unfortunately no one attended.

The City has adopted a Property Maintenance Code which currently requires an inspection of the premises when multi-family properties are sold and when units within the property are rented (prior to occupancy). These regulations apply to buildings containing 3 or more units which are defined by code as multiple family, multiple family condominiums and non-owner occupied duplex residential dwelling units offered for rent. The proposed amendments, if adopted, will expand the City's residential inspection/permitting program to single family dwelling units offered for rent and duplex dwelling units where one or both sides are rented.

It is difficult to estimate the number of additional dwelling units that will be required to be inspected. Single family rentals and duplex dwellings are not as prevalent as multiple family rentals.

The current charge to the customer for an inspection is \$60 for a multi-family unit. Because the square footage of single family dwellings is typically 2 to 3 times the size of a multi-family dwelling, staff is proposing an \$80 fee to conduct the inspection. Staff will bring the fees forward to the Board of Aldermen as an amendment to the fee code at a future date. Recommendation is to approve the ordinance as proposed.

Alderman Harris introduced Bill No. 6433, to approve an amendment to the Property Maintenance Code, to be read for the first time by title only. Alderman Winings seconded.

Mayor Sanger commented that this ordinance specially does what the Board had set-out to do in a very simple form. It will include single family rental homes and duplexes into the inspection code.

Alderman Harris commended Susan Istenes on the work that was done and said that this is a great example for working as a team.

City Attorney O'Keefe reads Bill No. 6433, an Ordinance Amending Section 500.040, Property Maintenance Code, of the Municipal Code of the City of Clayton, Missouri, to Establish Requirements for Inspection, Permitting and Occupancy of Residential Rental Property and Non-Residential Property for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6433, to approve an amendment to the Property Maintenance Code, to be read for the second time by title only. Alderman Winings seconded.

City Attorney O'Keefe reads Bill No. 6433 for the second time by title only; Alderman Harris – Aye; Alderman Winings – Aye; Alderman Berger – Aye; and Mayor Sanger – Aye. The Bill was adopted and became Ordinance No. 6308 of the City of Clayton.

AN ORDINANCE TO CONSIDER AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH HOUSTON GALVESTON AREA COUNCIL BUYING GROUP (HGACBUY) FOR THE PURCHASE OF AN AMBULANCE

City Manager Owens reported that as part of our continued care to our citizens and visitors, we hereby request approval to enter into an agreement with the Houston Galveston Area Council Buying Group (HGACBUY), a governmental buying cooperative, for the purchase of a new life support vehicle (ambulance). This is a scheduled replacement of our 2006 Ambulance as outlined in the City of Clayton Approved Budget, Equipment Replacement Fund (ERF).

HGACBUY is a governmental buying cooperative that has been serving the public sector for over 35 years. All contracts have been awarded by virtue of public competitive procurement process, compliant with state statutes. The Clayton Finance Department has reviewed the purchasing practices of the buying group and found that they meet or exceed our requirements and are an acceptable method for

purchases. An additional benefit of participating in the HGACBUY cooperative is that it allows for purchase of a diverse spectrum of equipment to include public safety equipment, infrastructure equipment and services, communications equipment, Public Works, Parks & Facilities equipment and provides a resource for emergency or disaster related purchasing needs for all of our city departments.

HGACBUY has awarded a contract to Foster Coach Sales, Sterling Illinois, to provide Horton brand ambulances. Horton ambulances have been produced since 1968, and are an industry leader in patient and crew safety. Over the last forty years the City of Clayton has purchased several vehicles from Foster Coach Sales including the two most recent purchases and has always received excellent service and support during and after the purchase.

Enhancements for the new ambulance included in the proposed purchase, are a narcotic medication vault that is passcode protected and provides track able access to the medications; an all-aluminum construction of the modular portion (patient care area) of the ambulance which reduces overall vehicle weight which improves performance and reduces wear and tear on the vehicle; a multiplex electrical system is utilized that reduces electrical components and allows for ease of service by our fleet mechanics. The most significant enhancement is the safety of the patient compartment by the addition of accident air bag restraint systems, progressive resistance padding and three-point restraint systems.

Staff recommendation is to approve the purchase of a 2015 Ford F450 Horton Model 623 custom configuration per Clayton Fire Department specifications and associated required equipment at a cost not to exceed \$219,300.00 which is the approved FY-2014 Budgeted amount for this purchase.

Alderman Harris introduced Bill No. 6434, to authorize the City Manager to contract for the purchase of a new ambulance, to be read for the first time by title only. Alderman Winings seconded.

In response to Alderman Winings' question, City Manager Owens stated that the cost is expected to be the amount as requested.

City Attorney O'Keefe reads Bill No. 6434, an Ordinance Approving the City Manager to Enter into Contracts for the Purchase of a 2015 Ford F450 Horton Model 623 Custom Configuration Ambulance and Associated Equipment Not to Exceed \$219,300.00 for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6434, to authorize the City Manager to contract for the purchase of a new ambulance, to be read for the second time by title only. Alderman Winings seconded.

City Attorney O'Keefe reads Bill No. 6434 for the second time by title only; Alderman Harris – Aye; Alderman Winings – Aye; Alderman Berger – Aye; and Mayor Sanger – Aye. The Bill was adopted and became Ordinance No. 6309 of the City of Clayton

A RESOLUTION TO RATIFY PAST UNIFORMED EMPLOYEE'S PENSION PLAN INVESTMENT MANAGERS

A RESOLUTION TO ADD AN INVESTMENT MANAGER TO THE UNIFORMED EMPLOYEE'S PENSION PLAN

Janet Watson reported that there are two resolutions before the Board tonight for approval and they are both related to the Uniformed Pension Plan only. The first resolution will ratify the investment choices that had been made by the trustees of the Uniformed Pension Board. There is a timeline that outlines

the changes over the years. The second resolution consists of an actual change at this time that the Uniformed Pension Board has reviewed and has made a recommendation for Board approval.

Haley Rives with Asset Consulting Group addressed the Board and gave a brief presentation and update regarding the general reasons prompting changes in managers, an overview of the selections, and to answer questions.

In response to Mayor Sanger's question, Ms. Rives confirmed that it is a requirement that the Board of Aldermen approve the change in managers for the Uniformed Pension Board but not for the Non-Uniformed Pension and the Uniformed Pension Board has recommended that the changes are made through the Board of Aldermen's approval and ratification.

City Manager Owens also confirmed that for Resolution No. 14-03 the Board of Aldermen would be ratifying (approving) the previously selected managers and for Resolution No. 14-04 the Board of Aldermen would be approving the most recent recommendation and change, both to be handled separately.

In response to Alderman Harris' question, Ms. Rives stated that the costs will marginally increase, i.e. today the city pays Commerce 30 basis points, adding Pioneer the fee will go from 30 to 33 basis points.

Alderman Harris moved to approve Resolution No. 14-03, to ratify the past pension plan investment managers. Alderman Winings seconded.

The motion passed unanimously on a voice vote.

Alderman Harris moved to approve Resolution No. 14-04, to approve the addition of the pension plan investment managers. Alderman Winings seconded.

The motion passed unanimously on a voice vote.

Other

Mayor Sanger announced that due to lack of agenda items and also spring break week the March 21 meeting is cancelled.

There being no further business the meeting was adjourned at 7:20 p.m.

Mayor

ATTEST:

City Clerk